117.0	0004	0001.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	10,100	/	10,100
USE VALUE:	10,100	/	10,100
ASSESSED:	10,100	/	10,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	XU JUMBO
Owner 2:	
Owner 3:	
Street 1:	800 PADDOCK LN APT 8103
Street 2:	
Twn/City:	BOXBOROUGH
St/Prov:	MA Cntry: Own Occ: N
Postal:	01719 Type:

PREVIOUS OWNER

Owner 1:	WAN MIN & CHEN JING -
Owner 2:	-
Street 1:	2 JAMES ST
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This Parcel contains .046 Sq. Ft. of land mainly classified as Undev. Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	2010.000			10,100	10,100
Total Card	0.046			10,100	10,100
Total Parcel	0.046			10,100	10,100

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	75590
GIS Ref	
GIS Ref	
Insp Date	02/09/00

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	132	FV		0	2,010.	10,100	10,100		Year end	12/23/2021
2021	132	FV		0	2,010.	10,100	10,100		Year End Roll	12/10/2020
2020	132	FV		0	2,010.	10,100	10,100	10,100	Year End Roll	12/18/2019
2019	132	FV		0	2,010.	9,900	9,900	9,900	Year End Roll	1/3/2019
2018	132	FV		0	2,010.	7,600	7,600	7,600	Year End Roll	12/20/2017
2017	132	FV		0	2,010.	7,200	7,200	7,200	Year End Roll	1/3/2017
2016	132	FV		0	2,010.	6,600	6,600	6,600	Year End	1/4/2016
2015	132	FV		0	2,010.	6,200	6,200	6,200	Year End Roll	12/11/2014

!9116!

PRINT

Date	Time
12/30/21	08:30:07

LAST REV

Date	Time
03/04/21	10:23:05
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9116

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WAN MIN & CHEN	1568-160	1	2/1/2021	Portion-Asst	868,000	No	No		Other lot in Winchester, MA, 2 James Street.
PETRALIA JASON	1458-56		8/15/2014	Portion-Asst	600,000	No	No		Other lot in Winchester, MA, 2 James Street.
LAGNA GIORGIO,	1403-59		8/1/2011	Mult Lots	483,000	No	No		
DE AMATO NORBER	1273-127		8/28/2003	Family	420,000	No	No		
	922-85		7/1/1979	Forclosure	60,500	No	No		N

USER DEFINED

Prior Id # 1:	75590
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/9/2000	Vacant Lot	264	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		2010		Sq. Ft.	Site		0	70.	0.07	6			Unbuild	-85	Size	-80			10,086						10,100	

Total AC/HA:	0.04614	Total SF/SM:	2010	Parcel LUC:	132	Undev. Land	Prime NB Desc	ARLINGTON	Total:	10,086	Spl Credit		Total:	10,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL

Totals		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Area	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

117.0-0004-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	